

**PREPARED BY AND ~~RETURNED TO~~**

Select Title & Escrow, LLC  
Almon M. Ellis, Jr., Attorney (MS Bar # 101914)  
7145 Swinnea Road Suite 2  
Southaven, MS 38671  
(662) 349-3930  
File # 10-1030

Prepared By and Return To: *✱*  
Realty Title  
6397 Goodman Road  
Suite 112  
Olive Branch, MS 38654  
10080061

Indexing Instructions: Lot 300, Sec E, Ross Pointe, in Sec 1,  
T2S, R8W, Plat Book 65, Page 43, DeSoto County, Mississippi

**GRANTOR:**

Almon M. Ellis  
504 Canal Avenue  
Cleveland, MS 38732  
HOME: 662-719-8120  
WORK: 662-719-8121

**GRANTEE**

Neurod Phillips  
929 McGowan Dr  
Southaven, MS 38671  
HOME: 901-626-7215  
WORK: n/A

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Almon M. Ellis and Michelle Smith Ellis, who joins in this conveyance for the purpose of conveying any homestead, or other marital rights, she may have in and to subject property by virtue of her marriage to Almon M. Ellis, do hereby sell, convey and warrant unto Neurod Phillips, ~~as sole owner~~, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, more particularly described as follows, to-wit:

*\* a married person*

**Lot 300, Section E, ROSS POINTE SUBDIVISION, in Section 1, Township 2 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 65, Page 43, in the office of the Chancery Clerk of DeSoto County, Mississippi**

**Parcel #                      2081-0108.0-00300.00**

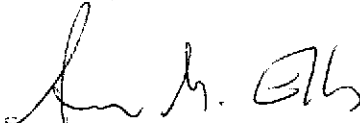
**Property Address: 929 McGowan Drive, Southaven, MS 38671**

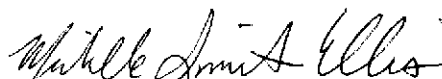
IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date based on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the grantor agrees to pay to said grantee or their assigns any deficit on actual proration and likewise, the grantee agrees to pay to grantor any amount overpaid by him.

THIS conveyance is subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

Possession is given upon the delivery of this deed or at an agreed upon date between the parties.

WITNESS MY SIGNATURE, on this 26th day of March, 2010.


 (SEAL)  
Almon M. Ellis

 (SEAL)  
Michelle Smith Ellis

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named **Almon M. Ellis and Michelle Smith Ellis**, husband and wife, who acknowledged to me that they executed the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as their own free act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 26th day of March, 2010.

  
Notary Public

(S E A L)

My Commission Expires:

